058.A	0001	0009.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	405,700	/	405,700
USE VALUE:	405,700	/	405,700
ASSESSED:	405,700	/	405,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		FRAZER RD, ARLINGTON

OWNERSHIP

Unit #: 14

Owner 1:	MALDONIS JOANNE G
Owner 2:	
Owner 3:	
Street 1:	14 FRAZER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1953, having primarily Stucco Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	405,700			405,700
Total Card	0.000	405,700			405,700
Total Parcel	0.000	405,700			405,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.78 | /Parcel: 352.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 126875
GIS Ref:
GIS Ref:
Insp Date: 10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.A-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	405,700	0	.		405,700		Year end	12/23/2021
2021	102	FV	398,500	0	.		398,500		Year End Roll	12/10/2020
2020	102	FV	391,200	0	.		391,200	391,200	Year End Roll	12/18/2019
2019	102	FV	376,700	0	.		376,700	376,700	Year End Roll	1/3/2019
2018	102	FV	342,000	0	.		342,000	342,000	Year End Roll	12/20/2017
2017	102	FV	305,700	0	.		305,700	305,700	Year End Roll	1/3/2017
2016	102	FV	305,700	0	.		305,700	305,700	Year End	1/4/2016
2015	102	FV	289,800	0	.		289,800	289,800	Year End Roll	12/11/2014

!5032!

PRINT

Date	Time
12/30/21	01:32:53

LAST REV

Date	Time
10/16/18	15:27:16
danam	

USER DEFINED

Prior Id # 1:	126875
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5032

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAUREL KELLEY	25506-496		7/24/1995		115,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2017	1430	New Wind	10,375	C				
8/18/2003	695	Re-Roof						SPLI W/10 CONDO UN

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Measured	DGM	D Mann
8/24/2005	Info Fm Prmt	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6051																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	10.500000000
Name:	36 - 6051

DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	1.02173913
Const Adj.:	0.98990101
Adj $ / SQ:	252.855
Other Features:	34903
Grade Factor:	1.00
NBHD Inf:	1.64999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	537382
Depreciation:	131659
Depreciated Total:	405723

COMMENTS

648-0135,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB	0					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	417.21
Special Features:	0	Val/Su Net:	352.78
Final Total:	405700	Val/Su SzAd	352.78

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,150	252.860	290,783
Net Sketched Area:		1,150	Total:	290,783
Size Ad	1150	Gross Area	1150	FinArea 1150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.A-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: